



Baltimore County
Department of Planning

Quarterly Subdivision Report

Second Quarter

April 1, 2015 – June 30, 2015

Table of Contents

Introduction	2
Policy Framework	2
Development	3
Summary	4
Residential Development.....	6
Non-Residential Development.....	9
Appendix	10
Rosedale Federal Saving and Loan Association	11
Knott Property.....	12
Your Space Self Storage	13
Falbo Property.....	14
Cook, Stephen W. Property.....	15
Solovyousky Property.....	16
Oella Road.....	17
W. Wallace Lanahan Property.....	18
Advance Auto Parts.....	19
1207 Francis Avenue.....	20
Dolfield Townhouses.....	21
101 York Road.....	22

Introduction

This issue of the Quarterly Report summarizes Baltimore County development for residential and non-residential activities for the time period beginning April 1, 2015 and ending June 30, 2015. The Report utilizes Baltimore County Department of Permits, Approvals, and Inspections (PAI) data as of August 2015. Detailed information on each of the approved development plans in the reporting quarter is presented in chronological order by approval date in the Appendix. The Report addresses the following key elements:

- Development type
- Development location
- Development acreage
- Zoning classifications
- Housing unit type and number of units
- Building permits by dwelling type
- Non-residential square footage of proposed improvements

Policy Framework

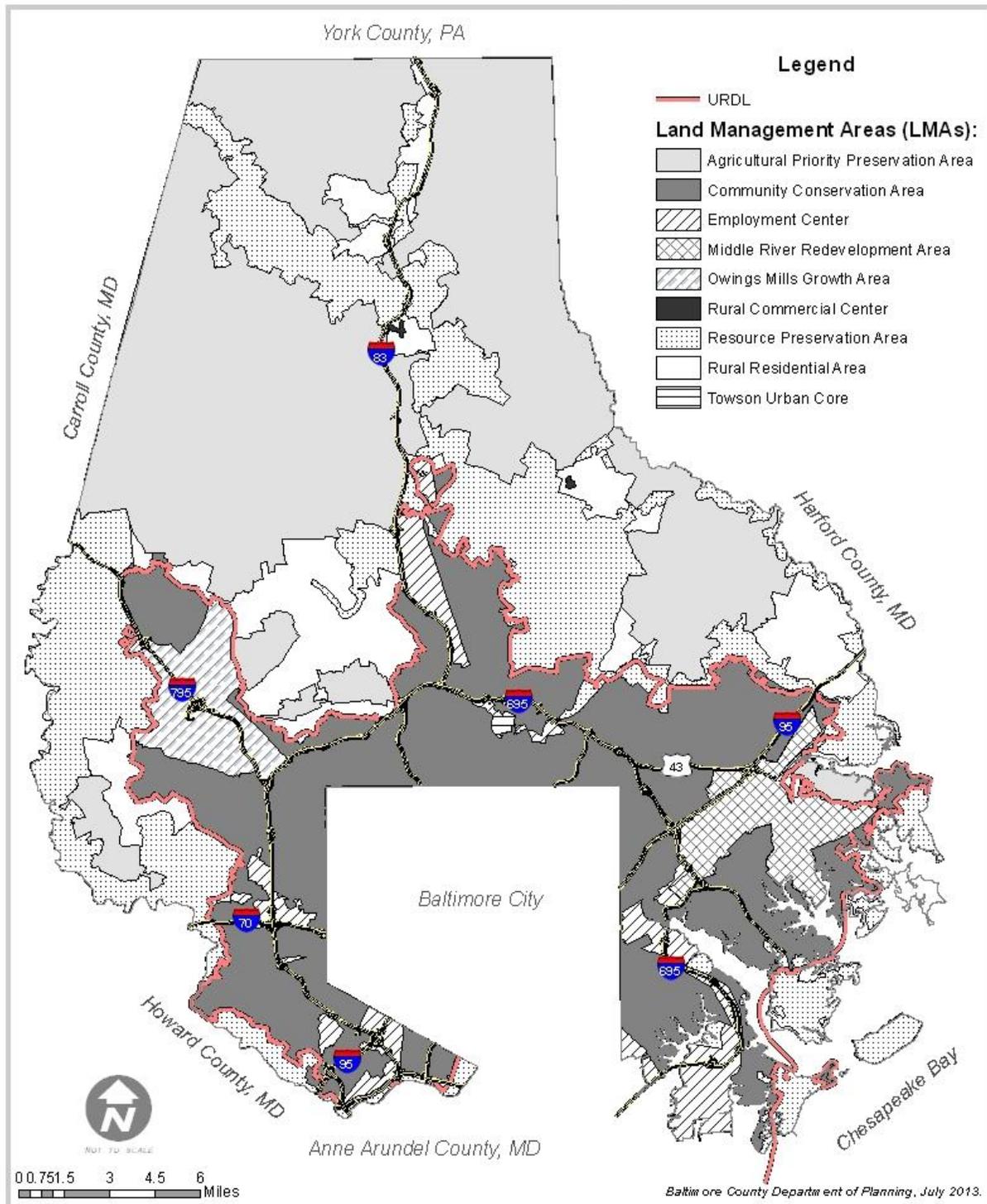
Baltimore County, Maryland, inaugurated growth management policies in the late 1960s. These policies are established by the master planning process, and are essential to sustainable development and ensuring the continued health, safety and resource preservation for communities and constituents in Baltimore County.

The Baltimore County Urban Rural Demarcation Line (URDL) established in 1967 identifies the urban area of the County receiving public water and sewer infrastructure thereby allowing denser residential, commercial and industrial development. The urban area inside the URDL accommodates the majority of the population living and working in the County. Conversely, in the rural areas, reliance on individual on-site well and septic systems limits the capacity for development. The URDL increases the efficiency of county revenues while supporting agricultural use and preservation, low-density residential uses and natural resource protection in the rural County.

The Quarterly Subdivision Report tracks the County's progress in the implementation of *Master Plan 2020* analyzing where development is occurring in relation to the URDL, Land Management Areas and Growth Tiers.

The following map and table illustrate the relationship between the URDL and Land Management Areas (LMAs). The LMAs were established in *Master Plans 2000 and 2010* and revised in *Master Plan 2020* to add the Middle River Redevelopment Area and remove the White Marsh-Perry Hall Growth Area that is fully built.

Urban-Rural Demarcation Line and Land Management Areas Baltimore County



LMA Code	LMA Name	URDL Location
CCA	Community Conservation Area	Urban
EC	Employment Center	Urban
EC HV	Employment Center - Hunt Valley	Urban
MRRA	Middle River Redevelopment Area	Urban
OMGA	Owings Mills Growth Area	Urban
TUC	Towson Urban Center	Urban
APPA	Agricultural Priority Preservation Area	Rural
RCC	Rural Commercial Center	Rural
RPA	Resource Preservation Area	Rural
RRA	Rural Residential Area	Rural

Development Summary

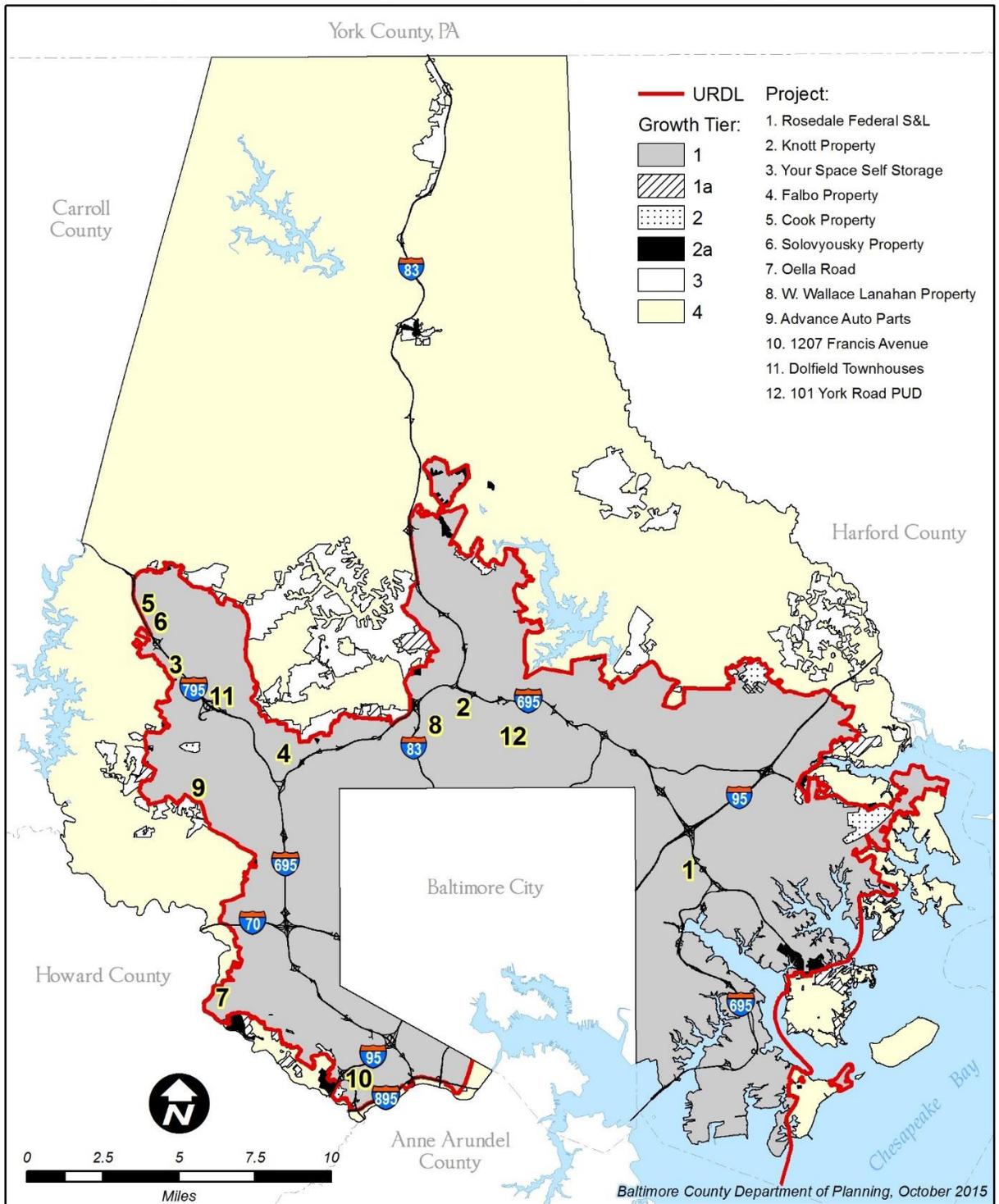
During the 2nd quarter of 2015, Baltimore County approved 12 development plans. During this reporting period, one planned unit development, two major developments, four limited exemptions and five minor developments were approved (Figure 1). All but one of the approved development plans are within the urban LMAs and Growth Tier 1. The map on Page 5 locates each development plan relative to the Growth Tier area and the URDL.

Figure 1. Approved Development Plans, 2nd Quarter, 2015

Map Key	PAI #	Project Name	Approved Date	Track	Type	Zoning	Acreage	LMA	Growth Tier
1	140492	ROSEDALE FEDERAL SAVINGS AND LOAN ASSOCIATION	4/15/2015	LIMITED	COMMERCIAL	BL, BLR, DR 16	2.16	CCA	1
2	90839	KNOTT PROPERTY	4/15/2015	MINOR	SFD	DR 2	4.186	CCA	1
3	40366	YOUR SPACE SELF STORAGE	4/16/2015	LIMITED	MIXED	ML-IM	6.5800	OMGA	1
4	30504	FALBO PROPERTY	4/30/2015	MINOR	SFD	DR 3.5	0.587	OMGA	1
5	40676	COOK, STEPHEN W. PROPERTY	5/6/2015	MINOR	SFD	DR 3.5	1.92	CCA	1
6	40739	SOLOVYOUSKY PROPERTY	5/14/2015	LIMITED	OTHER	BL	0.775	CCA	1
7	10226	OELLA ROAD	6/1/2015	MAJOR	MIXED	DR 3.5	24.700	OMGA	4
8	90811	W. WALLACE LANAHAN PROPERTY	6/8/2015	MINOR	SFD	DR 1	5.910	CCA	1
9	20775	ADVANCE AUTO PARTS	6/9/2015	LIMITED	COMMERCIAL	BL	1.110	CCA	1
10	130226	1207 FRANCIS AVENUE	6/10/2015	MINOR	SFD	DR 3.5	0.580	CCA	1
11	40736	DOLFIELD TOWNHOUSES- 1ST MATERIAL AMENDMENT	6/24/2015	MAJOR	SFA	DR 10.5, DR 16	3.356	OMGA	1
12	90843	101 YORK ROAD	6/25/2015	PUD	MIXED	BM, RA	2.050	TUC	1

Source: Baltimore County Government, August 2015.

Approved Development Plans, 2nd Quarter, 2015



Residential Development

In the 2nd quarter of 2015, Baltimore County approved 37 housing units, 64% being single family attached units (See Figure 2). The remaining units were all single family detached. All of the units are in Land Management Areas that are inside the URDL and are Growth Tier 1. (See Figures 2 & 3).

Figure 2. Units by Type in Approved Development Plans, 2nd Quarter, 2015

Map Key	PAI #	Project Name	Approved Date	LMA	Growth Tier	Track	Type	SFD	SFSD	SFA	MF	Total
2	90839	KNOTT PROPERTY	4/15/2015	CCA	1	MINOR	SFD	3	0	0	0	3
4	30504	FALBO PROPERTY	4/30/2015	OMGA	1	MINOR	SFD	2	0	0	0	2
5	40676	COOK, STEPHEN W. PROPERTY	5/6/2015	CCA	1	MINOR	SFD	3	0	0	0	3
7	10226	OELLA ROAD	6/1/2015	OMGA	4	MAJOR	MIXED	0	0	0	0	0
8	90811	W. WALLACE LANAHAN PROPERTY	6/8/2015	CCA	1	MINOR	SFD	3	0	0	0	3
10	130226	1207 FRANCIS AVENUE	6/10/2015	CCA	1	MINOR	SFD	2	0	0	0	2
11	40736	DOLFIELD TOWNHOUSES-1ST MATERIAL AMENDMENT	6/24/2015	OMGA	1	MAJOR	SFA	0	0	24	0	24
SUM:								13	0	24	0	37
Percentage:								35.14%	0.00%	64.86%	0%	100%

Source: Baltimore County Government, August 2015.

SFD: Single family detached. SFA: Single family attached.

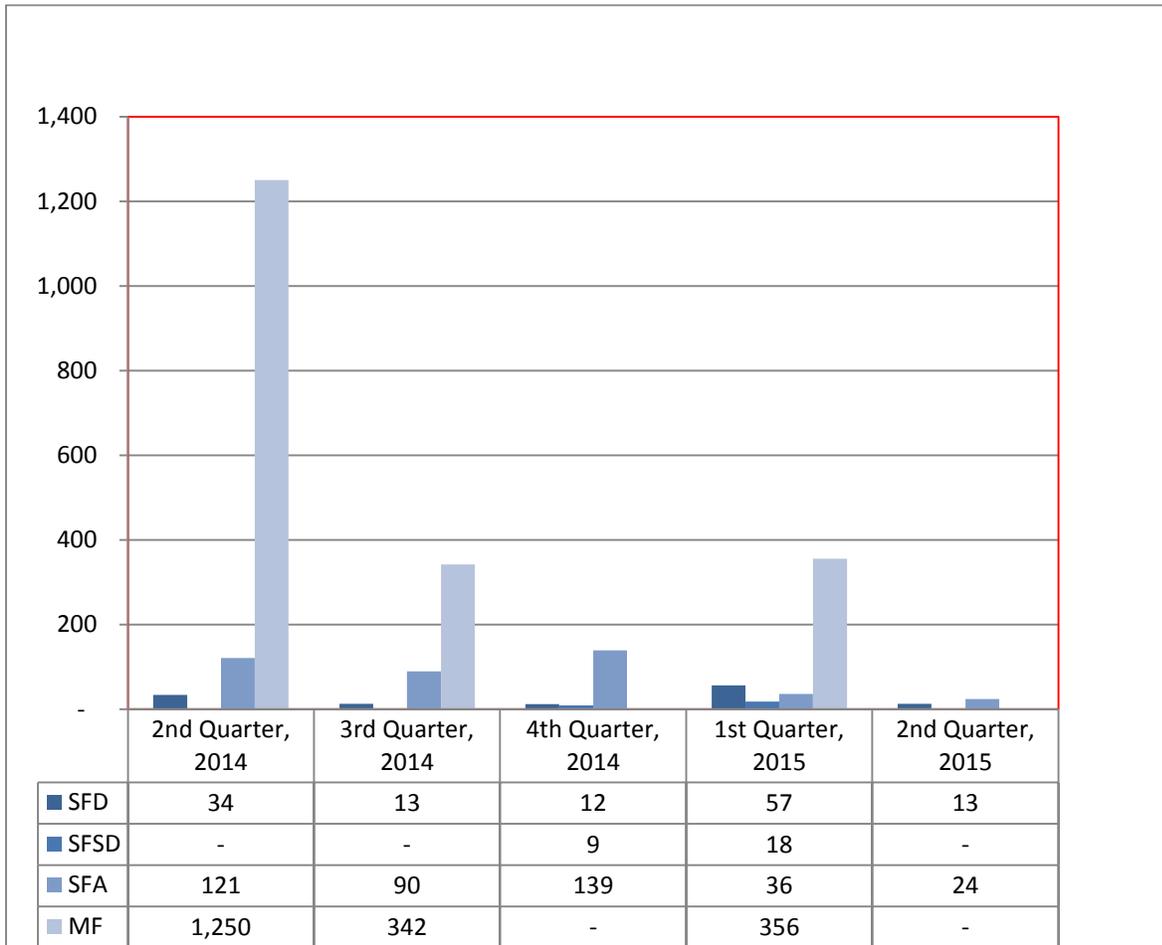
SFSD: Single family semi-detached. MF: Multi-family.

Figure 3. Number of Units by LMA in Approved Development Plans, 2nd Quarter, 2014 - 2nd Quarter, 2015

LMA Code	LMA Name	2nd Quarter, 2014	3rd Quarter, 2014	4th Quarter, 2014	1st Quarter, 2015	2nd Quarter, 2015	Total
APPA	Agricultural Priority Preservation Area	0	1	0	2	0	3
CCA	Community Conservation Area	69	10	160	465	11	715
EC	Employment Center	73	0	0	0	0	73
EC-HV	Employment Center-Hunt Valley	0	342	0	0	0	342
MRRRA	Middle River Redevelopment Area	1250	90	0	0	0	1340
OMGA	Owings Mills Growth Area	3	0	0	0	26	29
RCC	Rural Commercial Center	0	0	0	0	0	0
RPA	Resource Preservation Area	0	2	0	0	0	2
RRA	Rural Residential Area	10	0	0	0	0	10
TUC	Towson Urban Center	0	0	0	0	0	0
	Total	1405	445	160	467	37	2,514

Source: Baltimore County Government, August 2015

Figure 4. Units by Type in Approved Development Plans 2nd Quarter 2014-2nd Quarter 2015



The graph in Figure 4 shows the approved development plans by type over the year beginning with the 2nd quarter of 2014 continuing through the 2nd quarter of 2015.

The report also compiles the number of occupancy permits for residential units approved in the quarter. These new residential units are a part of development plans approved and recorded prior to the reporting quarter or for existing legal lots of record. The approved occupancy permits act as indicators of development trends in Baltimore County and how successfully the growth management objectives of the Master Plan are being implemented.

In the period from 2nd quarter 2014 to 2nd quarter 2015, 1,457 units were approved for occupancy. Of them, 85.9% were single family structures (See Figure 5). The table in Figure 6 illustrates that during the 2nd quarter of 2015, over 91% of new units with approved occupancy permits are within the URDL and Growth Tier 1.

Figure 5. Units with Approved Occupancy Permits, 2nd Quarter, 2014 - 2nd Quarter, 2015

Housing Type	2nd Quarter, 2014	3rd Quarter, 2014	4th Quarter, 2014	1st Quarter, 2014	2nd Quarter, 2015	Total
SFD	132	103	154	98	109	596
SFSD	6	0	10	4	2	22
SFA	82	22	27	85	419	635
MF	26	26	12	0	140	204
Sum	246	151	203	187	670	1,457

Figure 6. Units with Approved Occupancy Permits by LMA or Growth Tier, 2nd Quarter, 2015

LMA	SFD	SFSD	SFA	MF	Total
APPA	2	-	-	-	2
EC	-	-	-	-	0
CCA	50	2	355	140	547
MRRRA	15	-	14	-	29
OMGA	12	-	44	-	56
RPA	10	-	-	-	10
RRA	20	-	-	-	20
TUC	-	-	6	-	6
Sum	109	2	419	0	670

Policy Area Type	# of Units	% Share of Total
Urban LMA	638	95.22%
Rural LMA	32	4.78%

Growth Tier	SFD	SFSD	SFA	MF	Total	% Share of Total
1	79	2	390	140	611	91.19%
1a	1	-	-	-	1	0.15%
2	-	-	29	-	29	4.33%
2a	-	-	-	-	0	0.00%
3	10	-	-	-	10	1.49%
4	19	-	-	-	19	2.84%
Sum	109	2	419	140	670	100%

Non-Residential Developments

There were five non-residential development plans approved in the 2nd quarter of 2015 (Figure 7). The largest development consisted of a 10,400 square foot mixed use building approved within the Owings Mills Growth Area (OMGA) LMA.

Figure 7. Approved Non-Residential/Mixed Development Plans, 2nd Quarter, 2015

Map Key	PAI #	Project Name	Approved Date	LMA	Use Type	Track	Type	Industrial	Institution	Office	Restaurant	Retail	Other	Total
1	140492	ROSEDALE FEDERAL SAVINGS AND LOAN ASSOCIATION	4/15/2015	CCA	Propose a bank	Limited	Commercial	-	-	-	-	-	3,200sf	3,200sf
3	40366	YOUR SPACE SELF STORAGE	4/16/2015	OMGA	Propose building with 10,400sf	Limited	Mixed	-	-	-	-	-	10,400sf	10,400sf
6	40739	SOLOVYOUSKY PROPERTY	5/14/2015	CCA	Propose flex space	Limited	Other	-	-	-	-	-	8,000sf	8,000sf
9	20775	ADVANCE AUTO PARTS	6/9/2015	CCA	Proposed one-story retail	Limited	Commercial	-	-	-	-	6,400sf	-	6,400sf
12	90843	101 YORK ROAD PUD	6/25/2015	TUC	Proposed 611 beds in dormitory with restaurant and retail	PUD	Mixed	-	-	-	1,800sf	7,500sf	-	9,300sf
SUM:								0sf	0sf	0sf	1,800sf	13,900sf	21,600sf	37,300sf
Percentage:								0%	0%	0%	4.83%	37.27%	57.90%	100%

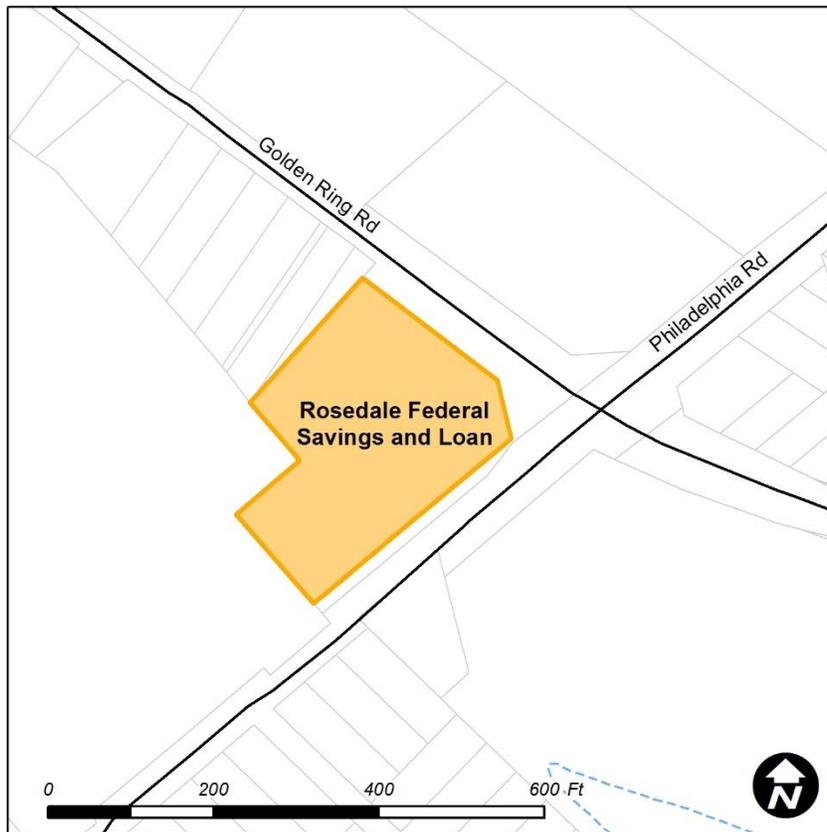
Appendix

Definitions:

REFERENCE #.....	File number from Permits, Applications, and Inspections (PAI)
DEVELOPMENT TRACK.....	The development track of the project (MAJOR, MINOR, LIMITED, OR PUD)
MINOR SUB #.....	The 5-digit reference assigned to minor subdivisions by PAI
COUNCIL DISTRICT.....	County Councilmanic District
LOCATION.....	Address of project
TAX MAP / BLOCK / PARCEL..	Tax map reference numbers
DEVELOPMENT TYPE.....	Type of development proposed
PROPOSED UNITS / LOTS.....	Number of proposed lots / units for a project
SFD.....	Single family detached units, also includes sfd condominiums
SFSD.....	Single family semi-attached units, duplex
SFA.....	Single family attached units, also includes sfa condominiums
MULTI FAM.....	Apartments, condominium buildings, elderly housing apartments
SPECIAL.....	Special units – assisted living
OTHER.....	Commercial, industrial, office & lots with no proposed development
DEVELOPED UNITS / LOTS....	Number of developed lots / units so far, includes existing to remain
PLAN SUBMITTED.....	The date the plan was received by the Department of Planning
PLAN APPROVAL.....	The date the plan was approved
PLAT APPROVAL.....	The date the plat was approved
TOTAL ACREAGE.....	Acreage of entire project
ZONING 1.....	Largest zoning area on site with its acreage
ZONING 2.....	2 nd largest zoning area with its acreage
ZONING 3.....	3 rd largest zoning area with its acreage
EXISTING LOTS / UNITS.....	Existing lots / units to remain
LMA.....	Land Management Areas
GROWTH TIER I.....	Served by public sewer and inside the URDL
GROWTH TIER IA.....	Served by public sewer and outside the URDL
GROWTH TIER II.....	Planned for public sewer and inside the URDL
GROWTH TIER IIA.....	Planned for public sewer and outside the URDL
GROWTH TIER III.....	Large lot developments on septic
GROWTH TIER IV.....	Preservation and conservation areas. No major subdivisions on septic.

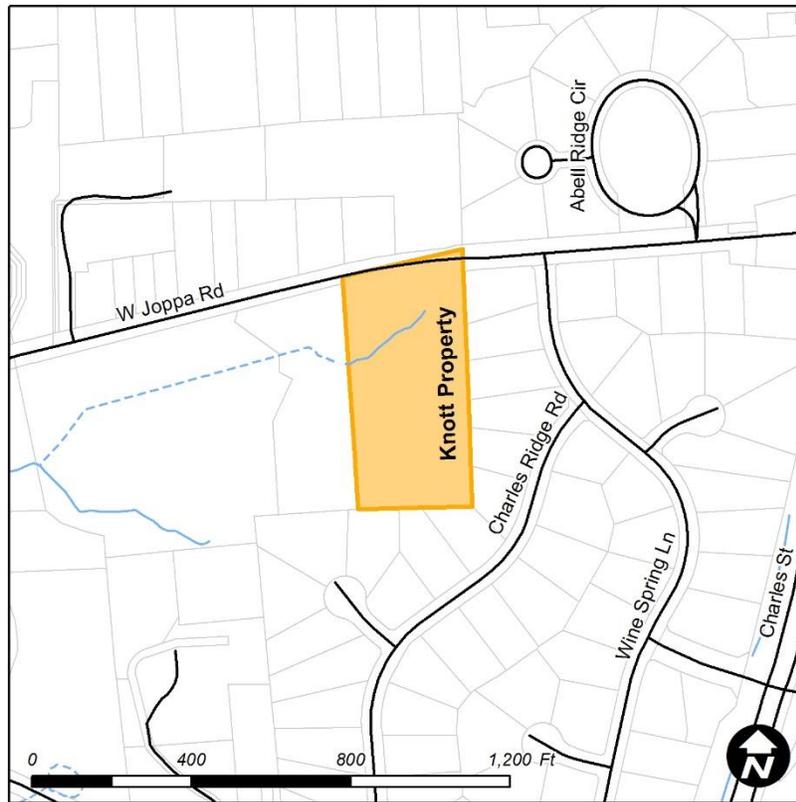
Rosedale Federal Savings and Loan Association

DEVELOPMENT TRACK:	Limited Exemption	PAI #	140492				
DEVELOPMENT TYPE:	Commercial	MINOR SUB #:					
		LIMITED #					
LOCATION:	8552-8544 Philadelphia Rd.						
MAP	89	COUNCIL DISTRICT	6	PLAN SUBMITTED	6/6/2014		
BLOCK		LMA	CCA	PLAN APPROVAL	4/15/2015		
PARCEL	288	Growth Tier	1				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	1	UNITS/LOTS	0	ZONING1	BL	ACRES	0.65
SFD	0	DVLP SFD	0	ZONING2	BLR	ACRES	1.5
SFSD	0	DVLP SFSD	0	ZONING3	DR 16	ACRES	0
SFA	0	DVLP SFA	0			TOTAL	2.16
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	1	DVLP OTHER	0				



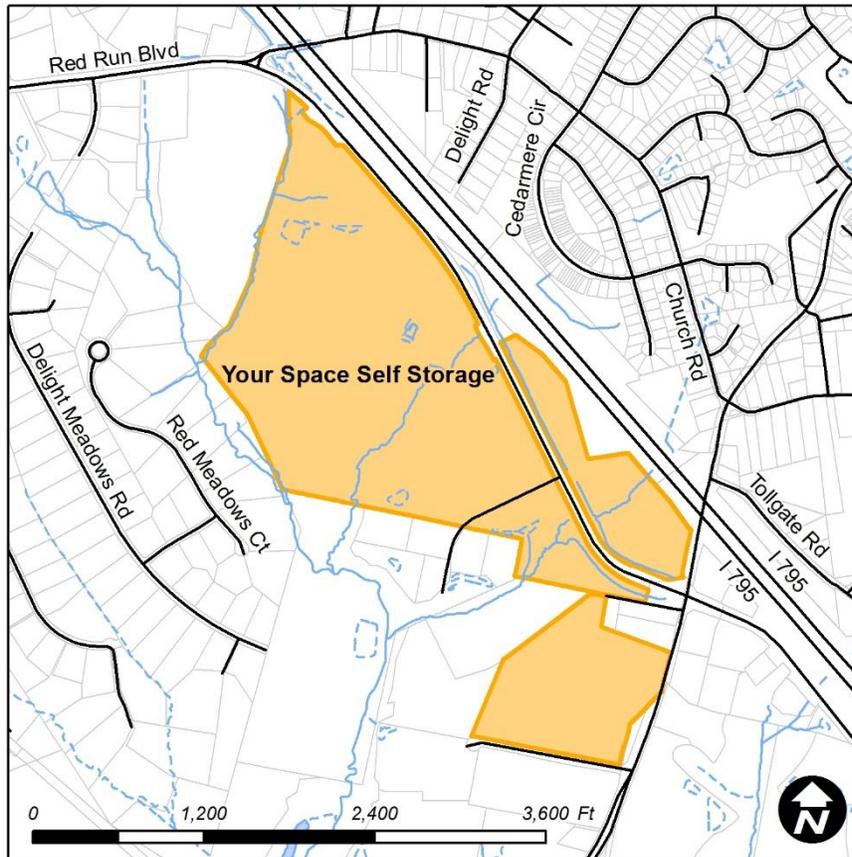
**Knott
Property**

DEVELOPMENT TRACK:	Minor	PAI #	90839				
DEVELOPMENT TYPE:	SFD	MINOR SUB #:	13021M				
		LIMITED #					
LOCATION:	1401 West Joppa Rd						
MAP	69	COUNCIL DISTRICT	2	PLAN SUBMITTED	10/8/2013		
BLOCK	5	LMA	CCA	PLAN APPROVAL	4/15/2015		
PARCEL	187	Growth Tier	1				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	3	UNITS/LOTS	1	ZONING1	DR 2	ACRES	4.1864
SFD	3	DVLP SFD	1	ZONING2		ACRES	
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0			TOTAL	4.1864
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	0	DVLP OTHER	0				



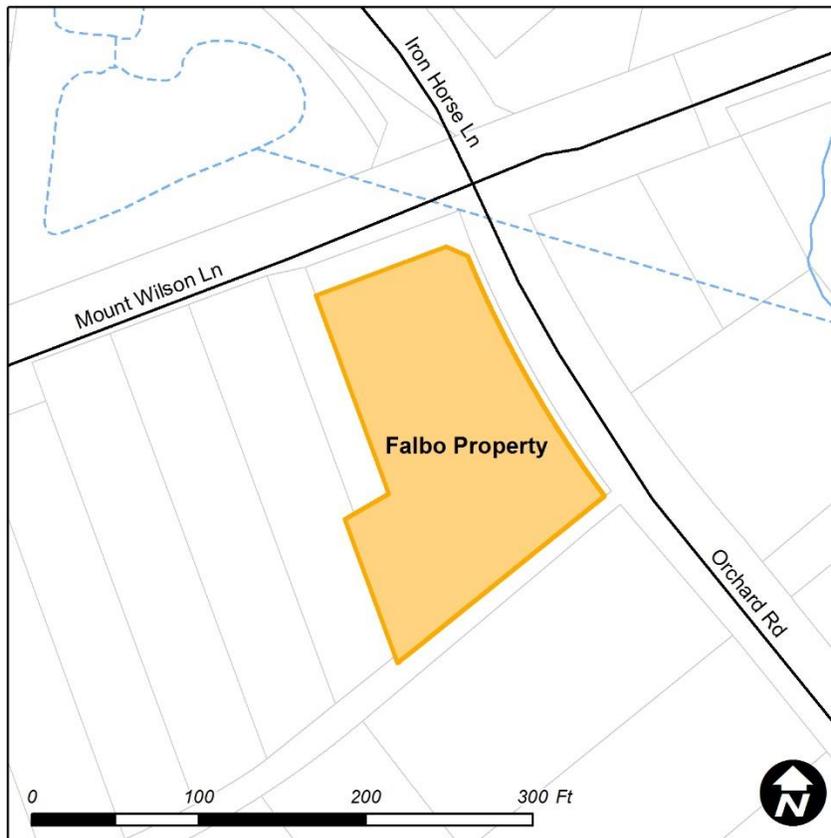
Your Space Self Storage

DEVELOPMENT TRACK:	Amendment	PAI #	40366				
DEVELOPMENT TYPE:	Mixed	MINOR SUB #:	LIMITED #				
LOCATION:	11050 Red Run Blvd						
MAP	58	COUNCIL DISTRICT	4	PLAN SUBMITTED	10/21/2014		
BLOCK	13	LMA	OMGA	PLAN APPROVAL	4/16/2015		
PARCEL	16	Growth Tier	1				
#PROPOSED:	#DEVELOPED:						
UNITS/LOTS	2	UNITS/LOTS	0	ZONING1	ML-IM	ACRES	6.58
SFD	0	DVLP SFD	0	ZONING2		ACRES	
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0			TOTAL	6.58
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	2	DVLP OTHER	0				



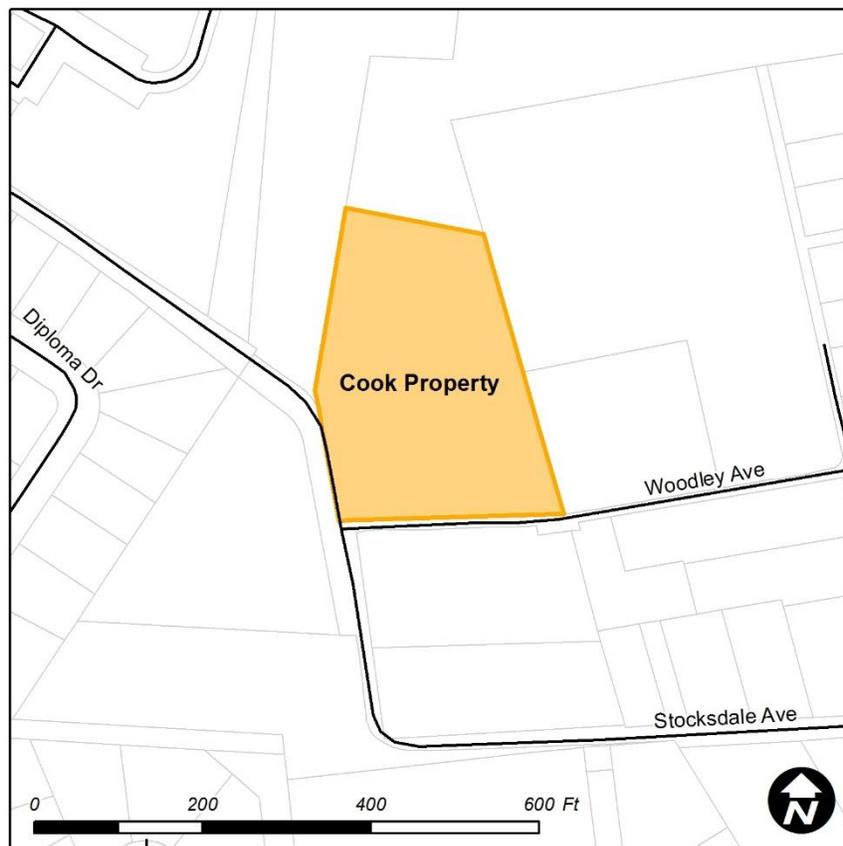
Falbo Property

DEVELOPMENT TRACK:	Minor	PAI #	30504				
DEVELOPMENT TYPE:	SFD	MINOR SUB #:	14025M				
		LIMITED #					
LOCATION:	101 Mount Wilson Lane						
MAP	67	COUNCIL DISTRICT	2	PLAN SUBMITTED	6/25/2014		
BLOCK	24	LMA	OMGA	PLAN APPROVAL	4/30/2015		
PARCEL	108	Growth Tier	1				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	2	UNITS/LOTS	1	ZONING1	DR 3.5	ACRES	0.587
SFD	2	DVLP SFD	1	ZONING2		ACRES	
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0			TOTAL	0.587
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	0	DVLP OTHER	0				



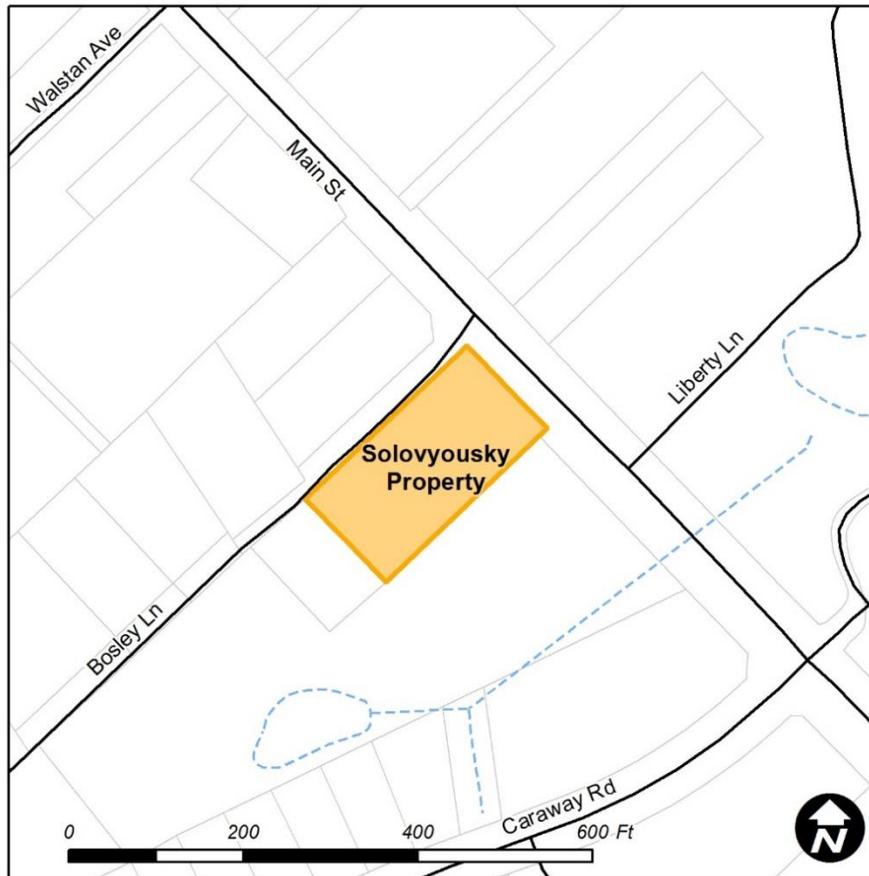
Cook, Stephen W. Property

DEVELOPMENT TRACK:	Minor	PAI #	40676				
DEVELOPMENT TYPE:	SFD	MINOR SUB #:	06071M				
		LIMITED #					
LOCATION:	44 Stocksdale Ave						
MAP	48	COUNCIL DISTRICT	3	PLAN SUBMITTED	6/28/2006		
BLOCK	17	LMA	CCA	PLAN APPROVAL	5/6/2015		
PARCEL	989	Growth Tier	1				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	3	UNITS/LOTS	1	ZONING1	DR 3.5	ACRES	1.92
SFD	3	DVLP SFD	1	ZONING2		ACRES	
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0			TOTAL	1.92
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	0	DVLP OTHER	0				



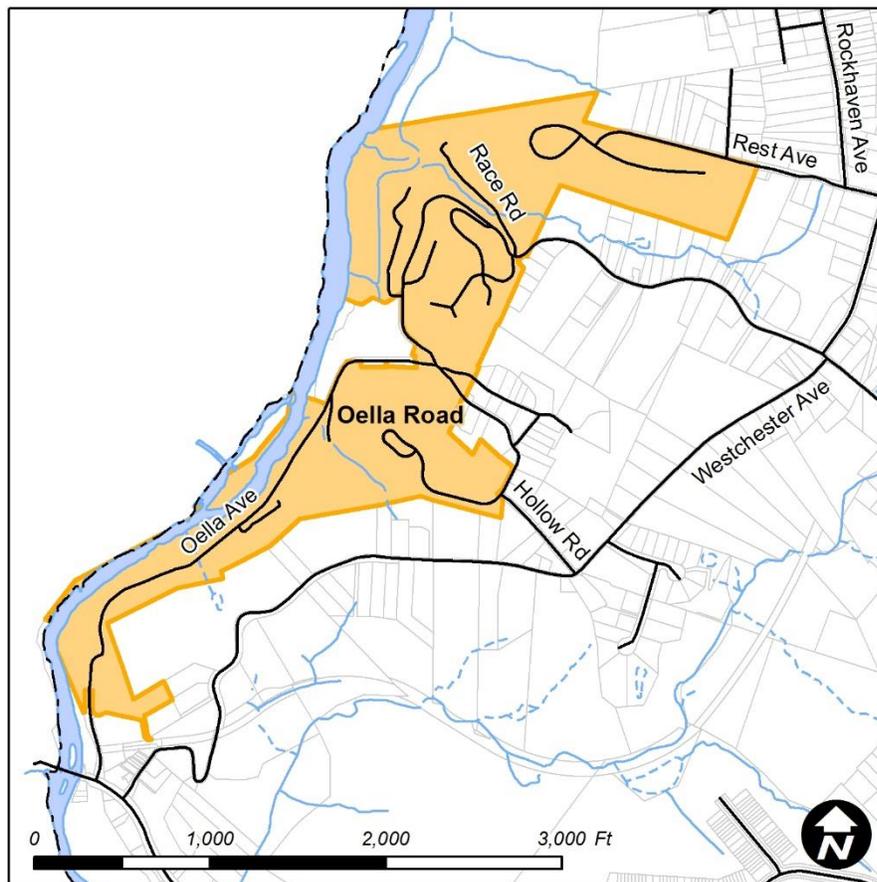
Solovyousky Property

DEVELOPMENT TRACK:	Limited Exemption	PAI #	40739			
DEVELOPMENT TYPE:	Other	MINOR SUB #:				
		LIMITED #				
LOCATION:	726 & 728 Reisterstown Rd					
MAP	48	COUNCIL DISTRICT	3	PLAN SUBMITTED	5/13/2014	
BLOCK	23	LMA	CCA	PLAN APPROVAL	5/14/2015	
PARCEL	449, 526, 544	Growth Tier	1			
#PROPOSED:		#DEVELOPED:				
UNITS/LOTS	1	UNITS/LOTS	0	ZONING1	BL	ACRES 0.775
SFD	0	DVLP SFD	0	ZONING2		ACRES
SFSD	0	DVLP SFSD	0	ZONING3		ACRES
SFA	0	DVLP SFA	0			TOTAL 0.775
MULTIFAM	0	DVLP MFAM	0			
SPECIAL	0	DVLP SPECIAL	0			
OTHER	1	DVLP OTHER	0			



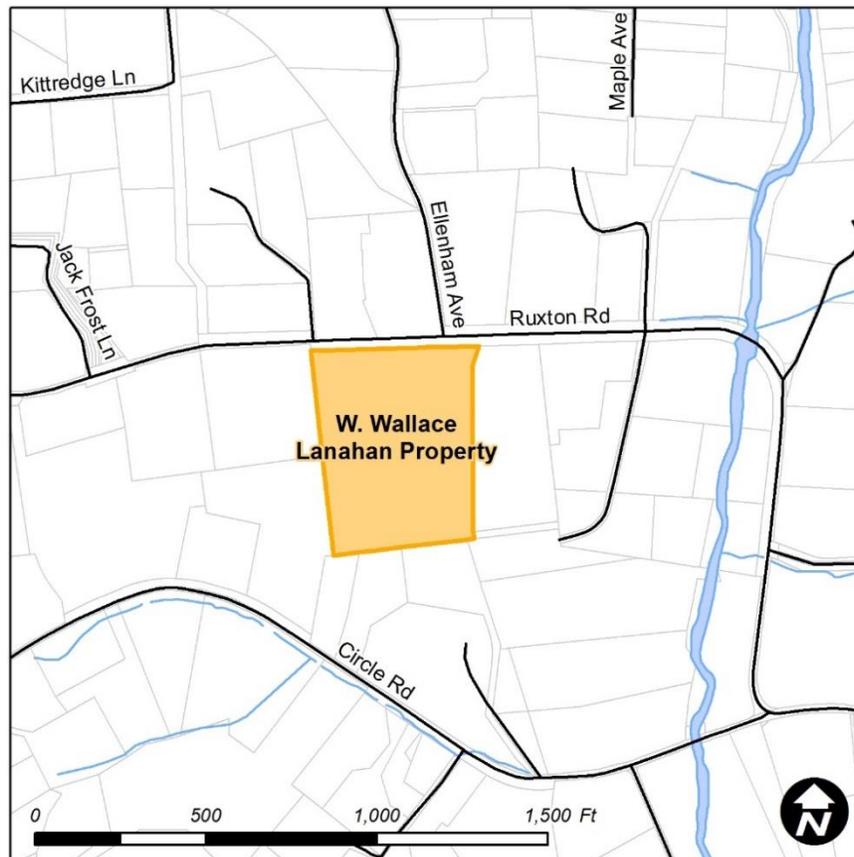
Oella Road

DEVELOPMENT TRACK:							
Amendment	PAI #	10226					
DEVELOPMENT TYPE:							
Mixed	MINOR SUB #:						
	LIMITED #						
LOCATION:							
715 Pleasant Hill Rd							
MAP							
100	COUNCIL DISTRICT	3	PLAN SUBMITTED	6/3/2015			
BLOCK							
3	LMA	OMGA	PLAN APPROVAL	6/1/2015			
PARCEL							
1286	Growth Tier	4					
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	80	UNITS/LOTS	69	ZONING1	DR 3.5	ACRES	24.7
SFD	0	DVLP SFD	0	ZONING2	ACRES		
SFSD	0	DVLP SFSD	0	ZONING3	ACRES		
SFA	0	DVLP SFA	0	TOTAL			24.7
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	0	DVLP OTHER	0				
COMMENTS		6th Refinement is for a CRG refinement to divide Lot 2A to create Lot 2C					



W. Wallace Lanahan Property

DEVELOPMENT TRACK:	Minor	PAI #	90811				
DEVELOPMENT TYPE:	SFD	MINOR SUB #:	08021M				
LOCATION:	S/S Ruxton Rd, Opp Ellenham Ave						
MAP	69	COUNCIL DISTRICT	2	PLAN SUBMITTED	4/14/2008		
BLOCK	9	LMA	CCA	PLAN APPROVAL	6/8/2015		
PARCEL	175	Growth Tier	1				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	3	UNITS/LOTS	1	ZONING1	DR 1	ACRES	5.91
SFD	3	DVLP SFD	1	ZONING2	ACRES		
SFSD	0	DVLP SFSD	0	ZONING3	ACRES		
SFA	0	DVLP SFA	0	TOTAL			5.91
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	0	DVLP OTHER	0				



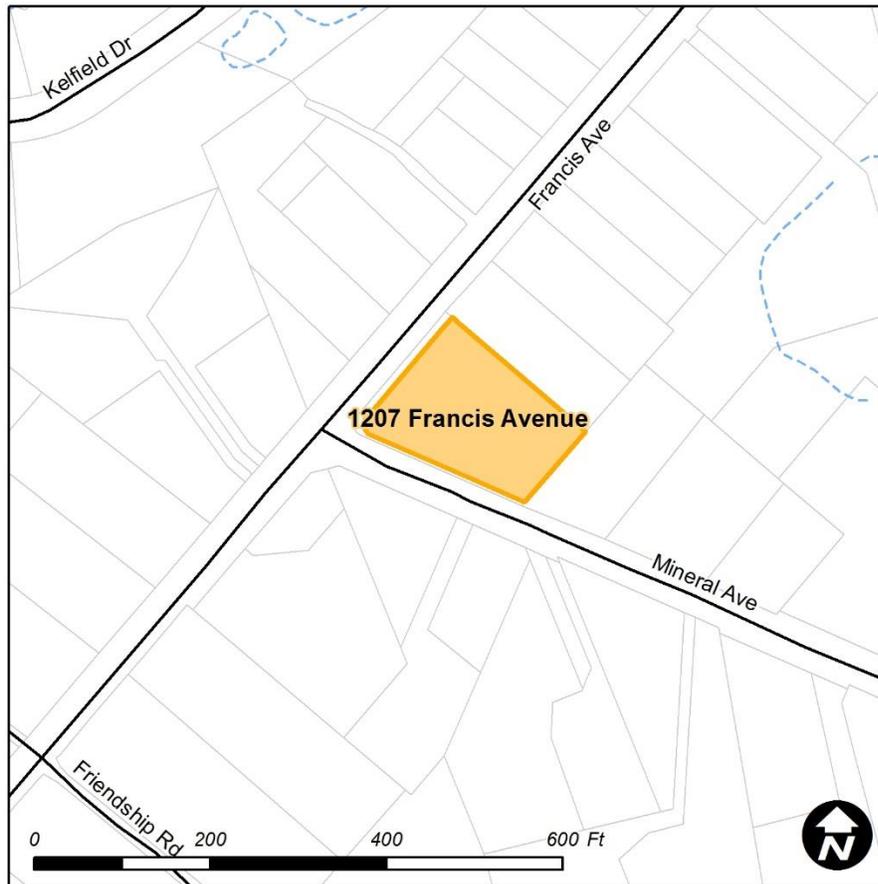
Advance Auto Parts

DEVELOPMENT TRACK:	Major	PAI #	20775				
DEVELOPMENT TYPE:	Commercial	MINOR SUB #:					
		LIMITED #					
LOCATION:	9101 Liberty Rd						
MAP	77	COUNCIL DISTRICT	4	PLAN SUBMITTED	7/22/2013		
BLOCK	7	LMA	CCA	PLAN APPROVAL	6/9/2015		
PARCEL	176	Growth Tier	1				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	1	UNITS/LOTS	0	ZONING1	BL	ACRES	1.11
SFD	0	DVLP SFD	0	ZONING2		ACRES	
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0			TOTAL	1.11
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	1	DVLP OTHER	0				



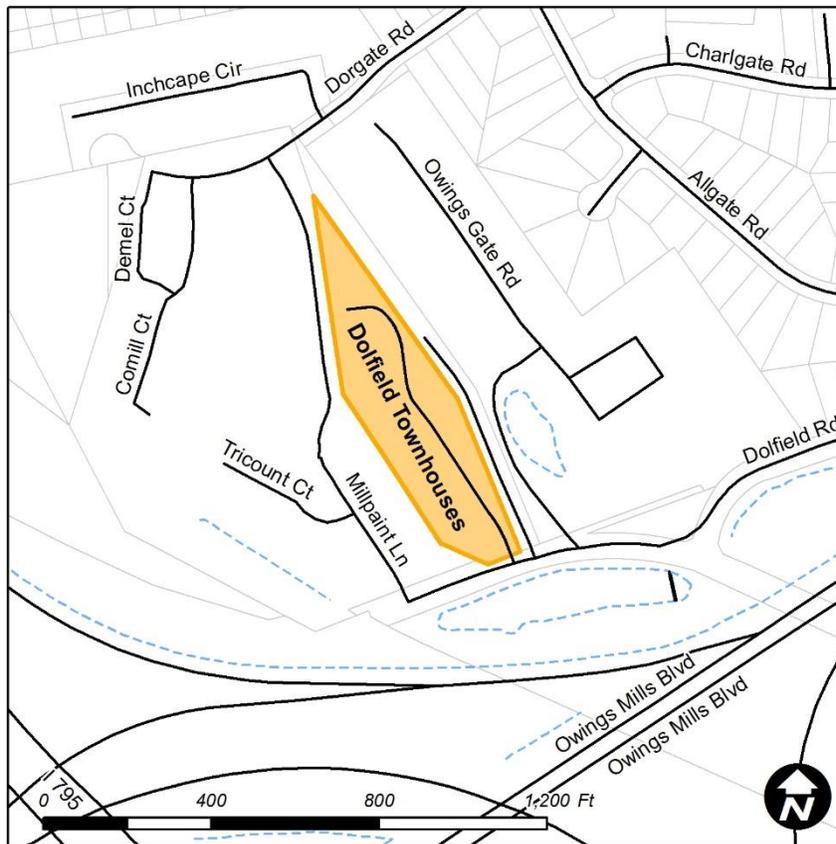
1207 Francis Ave

DEVELOPMENT TRACK:	Minor	PAI #	130226				
DEVELOPMENT TYPE:	SFD	MINOR SUB #:	14028M				
		LIMITED #					
LOCATION:	1207 Francis Ave						
MAP	108	COUNCIL DISTRICT	1	PLAN SUBMITTED	7/10/2014		
BLOCK	11	LMA	CCA	PLAN APPROVAL	6/10/2015		
PARCEL	36	Growth Tier	1				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	2	UNITS/LOTS	1	ZONING1	DR 3.5	ACRES	0.58
SFD	2	DVLP SFD	1	ZONING2		ACRES	
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0			TOTAL	0.58
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	0	DVLP OTHER	0				



Dolfield Townhouses - 1st Material Amendment

DEVELOPMENT TRACK:	Amendment	PAI #	40736				
DEVELOPMENT TYPE:	SFA	MINOR SUB #:					
		LIMITED #					
LOCATION:	9014 & 9018 Dolfield Rd						
MAP	58	COUNCIL DISTRICT	4	PLAN SUBMITTED	2/26/2015		
BLOCK	20	LMA	OMGA	PLAN APPROVAL	6/24/2015		
PARCEL	290, 534, 797	Growth Tier	1				
#PROPOSED:	#DEVELOPED:						
UNITS/LOTS	24	UNITS/LOTS	0	ZONING1	DR 10.5	ACRES	2.685
SFD	0	DVLP SFD	0	ZONING2	DR 16	ACRES	0.67
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	24	DVLP SFA	0	TOTAL			3.356
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	0	DVLP OTHER	0				



101 York Road PUD

DEVELOPMENT TRACK:	PUD	PAI #	90843				
DEVELOPMENT TYPE:	Mixed	MINOR SUB #:					
		LIMITED #					
LOCATION:	101 York Rd						
MAP	70	COUNCIL DISTRICT	5	PLAN SUBMITTED	11/14/2014		
BLOCK	0	LMA	TUC	PLAN APPROVAL	6/25/2015		
PARCEL	1044	Growth Tier	1				
#PROPOSED:	#DEVELOPED:						
UNITS/LOTS	1	UNITS/LOTS	0	ZONING1	BM	ACRES	2.05
SFD	0	DVLP SFD	0	ZONING2	ACRES		
SFSD	0	DVLP SFSD	0	ZONING3	ACRES		
SFA	0	DVLP SFA	0	TOTAL		2.05	
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	1	DVLP SPECIAL	0				
OTHER	2	DVLP OTHER	0				

